



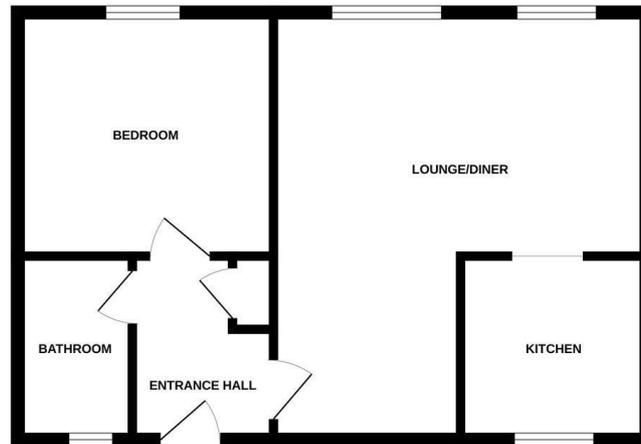
26 Dalrymple Way | | Norwich | NR6 6TP

Offers In Excess Of £110,000

****FIRST FLOOR FLAT WITH PRIVATE ENTRANCE AND NO ONWARD CHAIN****
Gilson Bailey are delighted to offer this ONE BEDROOM, FIRST FLOOR FLAT situated in the highly sought after area to the north of Norwich. Accommodation comprising private entrance hall, lounge/diner, kitchen, bedroom and bathroom. Outside there is ONE OFF ROAD PARKING SPACE to the rear. The flat benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make a great first time purchase or buy-to-let investment so be quick to book a viewing.



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is given for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their condition or reliability at the time of the plan.

Location

Dalrymple Way is situated close by to many local amenities including schooling, popular local shops, parks, pubs, restaurants and supermarkets and has great public transport links to and from the City centre. There is ease of access to the Norwich Ring Road, Norwich International Airport and the NDR.

Accommodation Comprises

Stairs to first floor. Front door to:

Entrance Hall

Doors to lounge/diner, bedroom and bathroom.

Lounge/Diner 18'2" x 16'3"

Two double glazed windows, two radiators.

Kitchen 7'10" x 7'9"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer and washing machine, double glazed window.

Bedroom 10'4" x 10'1"

Double glazed window, radiator.

Bathroom 7'9" x 4'9"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

One off road parking space.

Local Authority

Norwich City Council, Tax Band A.

Tenure

Leasehold - 125 years from 1 June 1987. Please note service/maintenance charges are £997 per annum and ground rent is £60 per annum. For further information, please contact the office.

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band A

Tenure

Leasehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.